

042.A

0004

0012.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

417,500 / 417,500

USE VALUE:

417,500 / 417,500

ASSESSED:

417,500 / 417,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		WEBSTER ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: ROMANS CAROL		
Owner 2:		
Owner 3:		

Street 1: 12 WEBSTER STREET UNIT 1
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: DEVLIN MAUREEN -
Owner 2: -
Street 1: 12 WEBSTER STREET UNIT 1
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Aluminum Exterior and 798 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z	R2	TWO FAMIL	100	water	
o				Sewer	
n				Electri	
Census:				Exempt	
Flood Haz:					
D				Topo	
s				Street	
t				Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7869										G8		1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	417,500			417,500		280972
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

Total Card 0.000 417,500 417,500 Entered Lot Size
Total Parcel 0.000 417,500 417,500 Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 523.18 /Parcel: 523.1 Land Unit Type:

Parcel ID 042.A-0004-0012.1 !15407!

PRINT Date Time 12/11/20 05:07:58

LAST REV Date Time 01/27/20 08:35:44 apro

PAT ACCT. 15407 ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			SINK IN BMT.															
Sty Ht: 0 - 1 St condo				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 3 - Aluminum				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:			Other															
Grade: C - Average				CONDOS INFORMATION				Upper															
Year Blt: 1950		Eff Yr Blt:		Location:				Lvl 2															
Alt LUC:		Alt %:		Total Units:				Lvl 1															
Jurisdct: G8		Fact: .		Floor: 1 - 1st Floor				Lower															
Const Mod:				% Own: 43.000000000				Totals				RMs: 5	BRs: 2	Baths: 1	HB								
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRs	FL											
Prim Int Wall: 1 - Drywall				Functional:				Interior:	1	5	2												
Sec Int Wall:				Economic:				Additions:															
Partition: T - Typical				Special:				Kitchen:															
Prim Floors: 3 - Hardwood				Override:				Baths:															
Sec Floors:				Total:	4.6 %			Plumbing:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 295.00				Heating:															
Bsmnt Gar:				Size Adj.: 1.35000002				General:															
Electric: 3 - Typical				Const Adj.: 0.98990101				Totals	1	5	2												
Insulation: 2 - Typical				Adj \$ / SQ: 394.228																			
Int vs Ext: S				Other Features: 66000																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 5 - Steam				NBHD Inf: 1.14999998																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 437683																			
% Com Wall:	% Sprinkled:			Depreciation: 20133																			
Depreciated Total: 417550				Final Total: 417500				WtAv\$/SQ:				AvRate:	Ind.Val										
												Juris. Factor:	1.00	Before Depr:	453.36								
												Special Features:	0	Val/Su Net:	523.18								
												Final Total:	417500	Val/Su SzAd	523.18								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.A-0004-0012.1												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N	Total Yard Items:													Total Special Features:					Total:				